

1. In a system for monitoring lien releases, said system providing access to lien records for a plurality of lien record-keeping jurisdictions, said system further including a database of electronic documents associated with at least one lien status, and means for
5 identifying a lien status based on note information and lien transaction information, a method for managing said lien releases, comprising the steps of:

receiving a notice associated with at least one lien, said notice having at least a portion of said lien transaction information and at least a portion of said note
10 identification information; and

generating a document associated with said notice.

2. The method of claim 1 wherein, upon said notice indicating that said lien has a paid
15 but unreleased status, said document generated is a release instrument.

3. The method of claim 2 wherein said notice is a demand letter issued from a settlement agent having access to said system.

20 4. The method of claim 1 wherein said notice is an electronic communication.

5. The method of claim 1 wherein said notice is a payoff disbursement package.

25 6. The method of claim 5 wherein said document generated includes notice of receipt of said payoff package.

7. The method of claim 1 wherein said notice is a payoff order.

30 8. The method of claim 7 wherein said generated document is a payoff calculation statement.

9. The method of claim 6 further including the step of internally verifying a payoff.

35 10. The method of claim 1 wherein said notice is a closing communication.

11. The method of claim 5 wherein said document generated is one of a shortage report or a payment in full confirmation.

12. The method of claim 1 further including the step of establishing alert notices for at least one of a note cancellation, receipt of a payoff transmittal letter, receipt of a payoff check or wire.

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13. A system for managing liens, comprising:

10 a lien management component for receiving and storing lien identification information;

means for receiving a notice associated with at least one lien, said notice including status information associated with said at least one lien, said status information including lien transaction information and information on a note underlying the lien; and

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means for issuing a response to said notice.

20 14. The system of claim 13 further including means for at least one of confirming or disputing said status of said at least one lien.

15. The system of claim 13 wherein, upon said notice indicating that said lien has a paid but unreleased status, said document generated is a release instrument.

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16. The system of claim 13 wherein said notice is a demand letter issued from a settlement agent having access to said system.

17. The system of claim 13 wherein said notice is an electronic communication.

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18. The system of claim 13 wherein said notice is a payoff disbursement package.

19. The system of claim 18 wherein said document generated includes notice of receipt of said payoff package.

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19. The system of claim 13 wherein said notice is a payoff order.

20. The system of claim 19 wherein said generated document is a payoff calculation statement.

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21. The system of claim 19 further including the step of internally verifying a payoff.
22. The system of claim 13 wherein said notice is a closing communication.
- 5 24. The system of claim 18 wherein said document generated is one of a shortage report or a payment in full confirmation.
- 10 25. A method for generating a lien release, comprising the steps of:
- receiving a payoff order for a loan, said loan being identified by at least one of loan identification number, obligor or property description;
- 15 validating said loan information and verifying title information on a lien associated with said loan;
- presenting payoff information;
- receiving payoff amount and payoff disbursement package;
- 20 reporting receipt of payoff disbursement package;
- verifying payoff amount; and
- 25 generating a lien release.